

300



Doc ID: 006776610005 Type: CRP  
Recorded: 11/12/2014 at 09:24:03 AM  
Fee Amt: \$26.00 Page 1 of 5  
Revenue Tax: \$0.00  
Nash County North Carolina  
Anne J. Melvin Register of Deeds

BK **2751** PG **300-304**

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

This instrument prepared by:

John S. Williford, Jr., Attorney at Law  
Fields & Cooper, PLLC

Parcel Id: 000193; 000996

→ PO Box 4538, Rocky Mount, NC 27803

Excise Tax: \$ \_\_\_\_\_

North Carolina

General Warranty Deed

Nash County

This Deed made this the 4<sup>th</sup> day of November, 2014, by and between Will Clark Properties LLC whose address is PO Box 12181, Raleigh, NC 27605 (hereinafter referred to as "Grantor") and Sapony Creek Properties LLC, whose address is PO Box 12294, Raleigh, NC 27605 (hereinafter referred to as "Grantee"). The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

Witnesseth:

That Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell, and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in the Castalia Township, Nash County, North Carolina, and more particularly described as follows:

## Tract One:

Beginning at an iron stake in the center of NC Highway No. 58, the common corner for Tracts B & C as shown on map or plat hereinafter referred to: thence along the dividing line between Tracts B & C S. 59° 57' E. 2124.5 feet to an iron stake in the line of Evans Lumber Company, thence along the line of Evans Lumber Company S. 26° 5' W. 266.35 feet of an iron found in the line of Lois C. Cooper; thence along the line of Lois C. Cooper N. 82° 11' W. 515.44 feet to an axle found; thence continuing along the line of Lois C. Cooper S. 6° 53' W. 60 feet to an iron stake in the line of Lois C. Cooper; thence N. 86° 26' W. 1716.20 feet to a point in the center of NC Highway No. 58; thence along the center line of NC Highway No. 58 the following courses and distances: N. 8° 12' E. 87.55 feet to an iron stake; thence N. 11° 03' E. 125.14 feet to an iron stake; thence N. 15° 18' E. 74.96 feet to an iron stake; thence N. 18° 41' E. 170.24 feet to an iron stake, thence N. 23° 15' E. E 79.78 feet to an iron stake; thence N. 25° 15' E. 300 feet to an iron stake; thence N. 32° 20' E. 180 feet to an iron stake; thence N. 36° 16' E. 152.61 feet to an iron stake in the center of NC Highway No. 58, the point of Beginning, containing 39.13 acres and being a part of Tract C described in Deed dated the 9<sup>th</sup> day of February, 1981, recorded in book 1078, page 238, Nash County registry. Reference is hereby made to plat in plat book 13, page 335, Nash County registry. Being the identical property describe in Deed recorded in book 1078, page 244.

## Tract Two:

Being Tract B containing 54.88 acres, as shown on map entitled "J B Strum Heirs" dated April 26, 1979 by William B. McIntyre, RLS; said plat being recorded in plat book 13, page 335, Nash County registry.

Reference is hereby made to the last will and testament of J B Strum of record in the office of the clerk of superior court of Nash County.

Being the identical property described in deed recorded in book 1079, page 88, Nash County registry.

Less and except the following described tracts or parcels of land:

1. That certain tract or parcel of land containing 0.41 acre conveyed from Marvin R. Strum et ux to Nancy Strum Turner Nelms recorded in book 1175, page 116, Nash County registry.
2. That certain tract or parcel of land containing 0.139 acre conveyed from Marvin R. Strum et ux to William J. Dooling et ux recorded in book 1261, page 446, Nash County registry.

3. That certain tract of land containing 0.12 acre conveyed from Marvin R. Strum et ux to Gerald Sykes recorded in book 1081, page 252, Nash County registry.

Being the identical property described in deed recorded in book 1386, page 295, Nash County registry less the 0.12 acre tract described in deed book 1081, page 252, Nash County registry.

The property hereinabove described was acquired by Grantor by instrument recorded in book 2650, page 151, Nash County registry.

Further less and except from tracts 1 and 2 the following described tract or parcel of land described in the memorandum of ground lease agreement recorded in book 2705, page 515, Nash County registry, lying and being situated in Nash County, North Carolina and being more particularly described as follows:

Being that certain parcel of land in Castalia Township, Nash County, North Carolina and lying east of NC Highway 58 and being more particularly described as follows:

Beginning at an existing iron pipe, said pipe being the southeast corner of the property now or formerly standing in the name of Kenneth and Rebecca Parrisher (D.B. 1799, Pg. 778) and having N.C. Grid coordinates (NAD 83) of North = 837,961.149 feet and East = 2,285,908.198 feet; thence from said iron pipe South 44° 39' 33" East 89.38 feet to a point; thence South 67° 42' 52" East 161.91 feet to a point; thence South 74° 24' 00" East 231.86 feet to a point; thence North 11° 42' 26" East 844.97 feet to a point in the southern line of the property now or formerly standing in the name of Ronald Joyner Et. Al. (D.B. 912, Pg. 488); thence along and with said line South 81° 57' 04" East 1077.58 feet to a point; thence leaving said line South 11° 18' 20" West 325.98 feet to a point; thence South 56° 18' 20" West 42.43 feet to a point; thence South 11° 18' 20" West 149.46 feet to a point; thence South 78° 41' 40" West 303.57 feet to a point; thence South 11° 18' 20" West 89.87 feet to a point; thence South 78° 41' 40" East 255.38 feet to a point; thence South 33° 41' 40" East 299.72 feet to a point; thence South 11° 18' 20" West 514.84 feet to a point; thence South 71° 11' 25" West 133.23 feet to a point; thence North 90° 00' 00" West 119.46 feet to a point; thence North 66° 13' 49" West 1142.32 feet to point; thence North 06° 50' 16" East 129.64 feet to point; thence North 66° 16' 28" West 631.08 feet to a point lying on the eastern right-of-way of N.C. Highway 58 (60' R/W); thence along and with said right-of-way North 30° 38' 57" East 138.13 feet to a point; thence continuing along said right-of-way North 29° 22' 57" East 115.84 feet to a point, said point being on the southern line of the aforementioned Parrisher property; thence along and with said line and leaving said right-of-way South 69° 26' 37" East 191.92 feet to the point and place of beginning and containing 40.00 acres.

Said tracts or parcel of land are subject to the easement from Will Clark Properties LLC to Duke Energy Progress, Inc. recorded in book 2702, page 751, Nash County Registry.

Said tracts or parcels of land are not Grantor's primary residence.

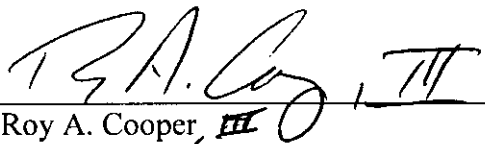
To Have And To Hold the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: restrictions, rights of way, easements, and permits of record and county and municipal ad valorem taxes for 2015 and subsequent years.

In Witness Whereof, Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its board of directors, the day and year first above written.

Will Clark Properties LLC

By:  (Seal)  
Roy A. Cooper, III  
manager

By:  (Seal)  
Pell C. Cooper  
manager

North Carolina

Nash County

I, Sally S. Benson, a notary public for said county and state, certify that Roy A. Cooper, III, a manager of Will Clark Properties LLC, a North Carolina limited liability company, personally came before me this day and acknowledged the due execution of the foregoing instrument on behalf of the limited liability company.

Witness my hand and official seal, this the 4<sup>th</sup> day of November, 2014.

Sally S. Benson  
Notary Public

My commission expires: 5-28-2017  
(Notary Public Seal)



North Carolina

Nash County

I, Sally S. Benson, a notary public for said county and state, certify that Pell C. Cooper, a manager of Will Clark Properties LLC, a North Carolina limited liability company, personally came before me this day and acknowledged the due execution of the foregoing instrument on behalf of the limited liability company.

Witness my hand and official seal, this the 4<sup>th</sup> day of November, 2014.

Sally S. Benson  
Notary Public

My commission expires: 5-28-2017  
(Notary Public Seal)

